



FREDERICK COUNTY PLANNING COMMISSION  
WINCHESTER HALL, FREDERICK, MARYLAND 21701



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## MEETING SUMMARY

### Wednesday September 14, 2011

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APPROVED: \_\_\_\_\_

PAGE 1 OF 4

1. **MINUTES**

August 10, 2011

**Decision:** Mr. Lawrence made a motion to approve the Minutes from the August 10, 2011 FcPc Meeting: 2nd Ms. Wolfe.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**

2. **ELECTION OF OFFICERS**

a) Rules and Procedures, Section 2-Officer and Committees:

2.1 - The commission shall organize annually in the month of September and elect a Chairman, Vice-Chairman and Secretary. (10-19-05)

**Decision:** Ms. Wolfe made a nomination for Mr. McClurkin, Chairman, Mr. Floyd, Vice-Chair and Mr. Lawrence, Secretary.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**

3. **CONSENT AGENDA**

[Make Shift Development](#) - Requesting approval for the Letter of Understanding (LOU), consistent with the Developer's Option Letter, as part of the conditionally approved APFO at the February 9, 2011 meeting. Located east of the intersection of Mt. Zion Road and Jefferson Pike (MD 180). Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 76 / Parcel 562.

**Decision:** Ms. Wolfe made a motion for approval of [Make Shift Development](#) in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. White.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**

4. **SOLID WASTE MANAGEMENT PLAN UPDATE**

Request for a *Finding of Consistency* with the Comprehensive Plan for updates to the Solid Waste Management Plan. The updates entail revised referenced population data (source) as requested by MDE on January 18, 2011. Additionally, the updates include changes that address the requirements of HB 1290 (public school recycling plans) and HB 685 (compact florescent light recycling plan) as well as the April 2011 initiative regarding food waste composting by the Board of County Commissioners. DUSWM's Department of Solid Waste Management previously provided to MDE and received comment on the County's draft Public School Recycling Plan.



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### Wednesday September 14, 2011

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PAGE 2 OF 4

Other broader updates and revisions were made to reflect current solid waste disposal system infrastructure and recycling programs, to meet the MDE required October 1, 2011 submission deadline.

**Decision:** Ms. Wolfe made a motion for a finding of Consistency with the Comprehensive Plan for updates to the Solid Waste Management Plan in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. Lawrence.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**

5. **SUMMER 2011 CYCLE OF WATER AND SEWERAGE PLAN AMENDMENTS**

- a) The Planning Commission will hear the following case to determine consistency with the Comprehensive Plan.
- 1) Case WS-11-05 The Drees Company- Requesting addition of a public water supply infrastructure symbol on the Water Map for the Town of Myersville. Tax Map 37, Parcel 33, Northwest side of Baltimore National Pike (US 40)

**Decision:** Mr. White made a motion for finding of consistency with the Comprehensive Plan in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. Floyd.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**

6. **SUMMER 2011 CYCLE OF WATER AND SEWERAGE PLAN AMENDMENTS**

- a) The Planning Commission will hear the following case to determine consistency with the Comprehensive Plan.
- Case WS-11-06 Dewey Jordan, Inc./Division of Community Development -Requesting reclassification of 3 acres from NPS to S-3/Dev.Tax Map 77, Parcel 133, Southeast side of Monocacy Boulevard, north of I-70 within the City of Frederick.

**#1 Decision:** Mr. Lawrence made a motion for finding of consistency within the City of Frederick Comprehensive Plan in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. White.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**



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## MEETING SUMMARY

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PAGE 3 OF 4

**#2 Decision:** Mr. Lawrence made a motion to send along with findings of consistency a memorandum to the BoCC, stating we recognize that they are attempting to go to S-3 without already being in compliance with S-4 or S-5: 2<sup>nd</sup> by Mr. White.

**Yea 4 Nay 1(Floyd) Abstained 0 Absent 2(Shreve/Forrence)**

7. **TRIENNIAL REVIEW OF THE WATER AND SEWERAGE PLAN**

- a) The Planning Commission will review and discuss the revisions contained in the draft Water and Sewerage Plan, determine consistency with the Comprehensive Plan and make a recommendation to the Board of County Commissioners. The Planning Commission received a preview briefing on the Triennial update to the Water and Sewerage Plan on August 10, 2011.

**Decision:** Mr. White made a motion to continue hearing until October, keeping the record open: 2<sup>nd</sup> by Mr. Floyd.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Forrence)**

8. **CONCEPT**

- a) [Hattery Farm LLC Agricultural Concept Plan](#) - Requesting approval for a 24-lot Ag Cluster subdivision. Located on the south side of Harrisville Road, approx 4,000 feet east of Woodville Road. Zoned: Agricultural (AG), New Market Planning Region. Tax Map 71 / Parcel 22. S1155, AP 10268.

**Decision:** Mr. White made a motion for conditional approval of [Hattery Farm LLC Agricultural Concept Plan](#) in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. Lawrence.

**Yea 4 Nay 1(Floyd) Abstained 0 Absent 2(Shreve/Forrence)**

9. **SITE PLAN**

- a) [Frederick/Carroll County Renewable Waste-to-Energy Facility](#)- *This Application is for Non-binding review and comments under Frederick County Chapter 2-13 Water, Sewers, Drains and Solid Waste Section 1-2-13.d.5.III.*

The applicant is proposing to construct a 132,000 square foot renewable waste to energy facility structure, with a 270-foot tall stack. The total facility square footage will be approximately 155,000 square feet. Located at the end of Metropolitan Court. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 86 / Parcel 223. SP88-04, AP 11919.



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## MEETING SUMMARY

### Wednesday September 14, 2011

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PAGE 4 OF 4

#### 10. SITE PLAN

- a) Anna Prayer Counseling Center- The applicant is requesting site plan approval to construct a 12,565 square foot building as well as a 1,132 square foot addition onto an existing house for a retreat/conference center located on a 139.5-acre tract. Located along Peters Road, west of Roderick Road. Zoned: Resource Conservation (RC), Urbana Planning Region. Tax Map 104 / Parcel 29. SP89-40, AP 9827.

**Decision:** Mr. White made a motion for conditional approval of Anna Prayer Counseling Center in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. Lawrence.

**Yea 5 Nay 0 Abstained 0 Absent 2(Floyd/Forrence)**

#### 11. SITE PLAN

- a) AT&T Cell Tower Sabillasville: Worth Tract- The applicant is requesting site plan approval to construct a 150' foot tall monopole, with an 11.5' x 20' equipment shelter within a 50' x 50' fenced equipment enclosure located on a 13.95-acre tract. Located along Debolt Road, east of MD 550. Zoned: Resource Conservation (RC), Thurmont Planning Region. Tax Map 7/13 / Parcel 151.

**Decision:** Mr. White made a motion for conditional approval of AT&T Cell Tower Sabillasville: Worth Tract in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. Lawrence.

**Yea 5 Nay 0 Abstained 0 Absent 2(Floyd/Forrence)**

#### 12. 2011 EDUCATIONAL FACILITIES MASTER PLAN(BOE)

- a) The Division of Planning Staff will present an overview of the 2011 Educational Facilities Master Plan on behalf of the Board of Education to request a Planning Commission finding of consistency with the County Comprehensive Plan.

**Decision:** Mr. White made a motion for finding of consistency for of the 2011 Educational Facilities Master Plan (BOE) in accordance with the Staff's findings and recommendations: 2<sup>nd</sup> by Mr. Wolfe.

**Yea 5 Nay 0 Abstained 0 Absent 2(Shreve/Floyd/Forrence)**